

DOC# 2023-0069063



Mar 17, 2023 12:28 PM

OFFICIAL RECORDS  
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER  
FEES: \$611.50 (SB2 Atkins: \$0.00)  
PCOR: YES

PAGES: 4

**RECORDING REQUESTED BY:**

Chicago Title Company - *SD*

**When Recorded Mail Document  
and Tax Statement To:**

Irina Ortiz  
*2196 Rambling Vista Rd  
Chula Vista CA 91915*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 73723001021

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to  
Documentary Transfer Tax.

APN/Parcel ID(s): 595-420-09-29

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$588.50** and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the **City of Chula Vista**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** David Patrick Horning, an unmarried man

**hereby GRANT(S) to** Irina Ortiz, a married woman as her sole and separate property

**the following described real property in the** City of Chula Vista, County of San Diego, State of California:

**For APN/Parcel ID(s): 595-420-09-29**

**PROPERTY COMMONLY KNOWN AS:** 2150 Cabo Bahia, Chula Vista, CA 91914

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 595-420-09-29

Dated: March 10, 2023

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

  
\_\_\_\_\_  
David Patrick Horning

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

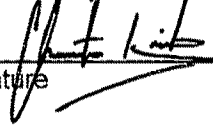
County of San Diego

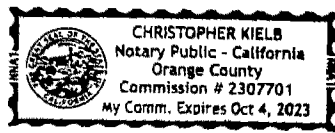
On March 11<sup>th</sup> 2023 before me, Christopher Kielb, Notary Public,  
(here insert name and title of the officer)

personally appeared David Patrick Horning  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Signature



**EXHIBIT "A"**

**Legal Description**

For APN/Parcel ID(s): 595-420-09-29

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A CONDOMINIUM COMPRISED OF:

PARCEL A:

AN UNDIVIDED 1/30TH FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO LOT 9 OF CHULA VISTA TRACT NO. 91-01, SALT CREEK I CONDOMINIUMS, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13023, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 29, 1993.

EXCEPTING THEREFROM UNITS 94 THROUGH 123, INCLUSIVE, AND CERTAIN EXCLUSIVE EASEMENTS OVER COMMON AREAS APPURTENANT TO SUCH UNITS, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN.

PARCEL B:

UNIT 122, AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON DECEMBER 22, 1994 AS INSTRUMENT NO. 1994-0727055, IN THE OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, ("CONDOMINIUM PLAN").

PARCEL C:

AN EXCLUSIVE RIGHT FOR USE, POSSESSION AND ENJOYMENT OF THE EXCLUSIVE USE COMMON AREAS TO THE UNIT CONVEYED IN THIS GRANT DEED SUBJECT TO ANY RIGHTS OF ENTRY PROVIDED IN THE DECLARATION, AS SHOWN IN THE CONDOMINIUM PLAN (INCLUDING EXCLUSIVE USE DRIVEWAY COMMON AREA AND EXCLUSIVE USE PATIO COMMON AREA) AND DESCRIBED IN THE DECLARATION.

PARCEL D:

A NON-EXCLUSIVE EASEMENT, IN COMMON WITH OTHER OWNERS, FOR INGRESS, EGRESS, USE AND ENJOYMENT, OVER, IN, TO, AND THROUGHOUT THE COMMON AREAS OF OTHER PHASES OF THE PROPERTY DESCRIBED IN THE DECLARATION WHICH EASEMENT IS APPURTENANT TO THE LOTS DESCRIBED ABOVE. THE COMMON AREA

REFERRED TO HEREIN AS TO EACH OF SUCH PHASES SHALL BE AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN COVERING EACH SUCH PHASE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA EXCEPTING THEREFROM THE COMMON AREA OF ANY RESIDENTIAL BUILDINGS THEREON ANY PORTION DESIGNATED AS AN EXCLUSIVE USE EASEMENT.